

# STATE OF INDIANA

DEPARTMENT OF LOCAL GOVERNMENT FINANCE  
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INDIANA GOVERNMENT CENTER NORTH  
100 NORTH SENATE AVENUE N1058 (B)  
INDIANAPOLIS, IN 46204

## RESOLUTION # 2007-11

### RESOLUTION DECLARING THE NEED TO REASSESS REAL PROPERTY IN RIPLEY COUNTY, INDIANA AS OF MARCH 1, 2006

WHEREAS, the Department of Local Government Finance (Department) is charged with maintaining a just and equitable valuation of real property throughout the state; and

WHEREAS, the Department finds the accurate assessment of real property to be an indispensable requirement for a fair and equitable system of property taxation; and

WHEREAS, the Department has adopted 50 IAC 21, an administrative rule that requires the annual adjustment of all property values in accordance with Ind. Code § 6-1.1-4-4.5 beginning with the March 1, 2006 assessment; and

WHEREAS, the assessment-to-sales ratio study submitted by the Ripley County Assessor indicated that assessments on residential property in Adams and Shelby Townships were inaccurate or inequitable, specifically:

- a) Improved residential property assessments in Shelby Township were outside the acceptable range of assessment equity required by 50 IAC 21; and
- b) Unimproved residential property assessments in Adams Township were outside the acceptable range of assessment accuracy required by 50 IAC 21; and

WHEREAS, the assessment-to-sales ratio study submitted by the Ripley County Assessor indicated that assessments on residential property in Adams, Brown and Otter Creek Townships were regressive or progressive, specifically:

- a) Improved residential property assessments in Brown and Otter Creek Townships were outside the acceptable range of assessment uniformity required by 50 IAC 21; and
- b) Unimproved residential property assessments in Adams Township were outside the acceptable range of assessment uniformity required by 50 IAC 21; and

WHEREAS, the assessment-to-sales ratio study submitted by the Ripley County Assessor indicated that assessments on commercial property in Ripley County were inaccurate and inequitable, specifically:

- a) Improved commercial property assessments in Franklin Township were outside the acceptable range of assessment equity required by 50 IAC 21; and
- b) Improved commercial property assessments in Brown, Center, Delaware, Jackson, Otter Creek, Shelby, and Washington Townships were outside the acceptable range of assessment accuracy and equity required by 50 IAC 21; and

WHEREAS, the assessment-to-sales ratio study submitted by the Ripley County Assessor indicated that assessments on commercial property in Ripley County were regressive or progressive, specifically:

- a) Improved commercial property assessments in Adams, Franklin and Johnson Townships were outside the acceptable range of assessment uniformity required by 50 IAC 21; and
- b) Unimproved commercial property assessments in Ripley County were outside the acceptable range of assessment uniformity required by 50 IAC 21; and

WHEREAS, a county-wide analysis of gross assessed values on all classes of industrial parcels revealed that eighty-five percent (85%) of these parcels had no change

or a decline in assessed values from the 2005 assessment year to the 2006 assessment year; and

WHEREAS, a county-wide analysis of gross assessed values on all classes of commercial parcels revealed that nineteen percent (19%) of these parcels had no change or a decline in assessed values from the 2005 assessment year to the 2006 assessment year; and

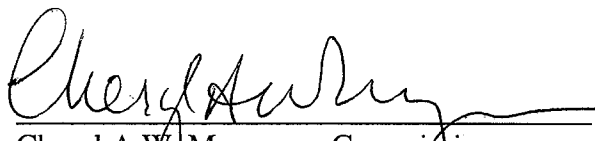
WHEREAS, upon review of all available data, the Department hereby finds compelling evidence of assessment errors and concludes that sufficient cause exists to justify further investigation into the reassessment of real property in Ripley County, Indiana.

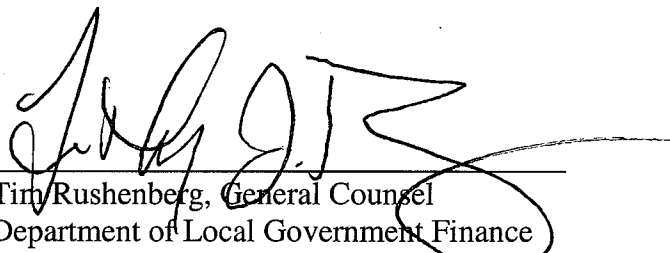
NOW THEREFORE, BE IT RESOLVED by the Department that there is sufficient cause to believe it necessary to reassess real property in Ripley County, Indiana for the March 1, 2006, assessment date in accordance with Ind. Code § 6-1.1-4-9.

BE IT FURTHER RESOLVED THAT a public hearing on this Resolution and the reassessment of Ripley County, Indiana for the March 1, 2006, assessment date shall be held at the Ripley County Courthouse in compliance with Ind. Code § 6-1.1-4-9.

Notice of the public hearing shall be published in accordance with Ind. Code § 6-1.1-4-10.

PASSED AND ADOPTED by the Department of Local Government of the State of Indiana on this the 17th day of September, 2007.

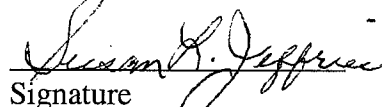
  
Cheryl A. Musgrave, Commissioner  
Department of Local Government Finance

  
Tim Rushenberg, General Counsel  
Department of Local Government Finance

State of Indiana                    )  
  ) SS:  
County of Marion                 )

Before me, a Notary Public for Marion County, Indiana, personally appeared the foregoing signatories, who being first duly sworn, acknowledged the execution of the foregoing Resolution and stated that any representations contained therein are true.

Witness by hand and Notarial Seal this 17<sup>th</sup> day of September, 2007.

  
Signature

SUSAN L. JEFFRIES  
Printed Name

I am a resident of JOHNSON County, IN.

My commission expires: 7-7-08.